

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

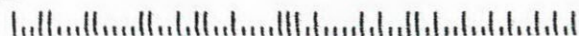
PRESORTED  
FIRST CLASS



8

Z2002000303 BCC 560  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

JGRAYTMS 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 02-303  
APPLICANT NAME: ROBERT CARTER, TRUSTEE, AND

DAMAAJ INTERNATIONAL, INC.  
THE APPLICANTS ARE APPEALING THE DECISION OF THE  
COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED  
THE FOLLOWING:  
THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM  
AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED  
ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE SOUTHWEST CORNER OF SW 164 AVENUE  
AND SW 288 STREET (BISCAYNE DRIVE),  
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 13.1 ACRES MORE OR LESS

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 12/18/2003  
THURSDAY  
TIME 9:30 AM

22002000303 BCC 560  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
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**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**



MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000303 C14 560  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-303  
APPLICANT NAME: ROBERT CARTER, TRUSTEE, AND

DAMAAJ INTERNATIONAL, INC.  
THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM  
AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED  
ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE SOUTHWEST CORNER OF SW 164 AVENUE  
AND SW 288 STREET (BISCAYNE DRIVE),  
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 13.1 ACRES MORE OR LESS

THIS ITEM WAS REMANDED BY THE BOARD OF COUNTY  
COMMISSIONERS.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR  
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO  
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SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER  
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.  
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SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR FOR  
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 271-1242  
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET ROOM 203  
OLD BUILDING  
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD  
DATE 09/30/2003  
TUESDAY  
TIME 6:00 PM

Z2002000303 C14 560  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.



UNITED STATES POSTAGE  
02 1A  
0004314938  
AUG 30 2003  
\$ 00.092  
MAILED FROM ZIP CODE 33312

- You are entitled to attend and to speak at the zoning hearing.
- You may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
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**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

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FIRST CLASS



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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

D694TMS 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-303  
APPLICANT NAME: ROBERT CARTER, TRUSTEE, AND

DAMAAJ INTERNATIONAL, INC.  
THE APPLICANTS ARE APPEALING THE COMMUNITY ZONING  
APPEALS BOARD #14 DECISION WHICH DENIED THE  
FOLLOWING:  
THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM  
AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED  
ESTATE DISTRICT, ON THIS SITE.

LOCATION: LYING ON THE SOUTHWEST CORNER OF SW  
164 AVENUE AND SW 288 STREET (BISCAYNE DRIVE),  
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 13.1 ACRES MORE OR LESS

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MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 07/24/2003  
THURSDAY  
TIME 9:30 AM

22002000303 BCC 560  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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PREPAID  
FIRST CLASS



02 1A  
0004314938 JUN 21 2003  
MAILED FROM ZIP CODE 33312

\$ 00.00



MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

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Z2002000303 C14 560  
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DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
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LOCATION: THE SOUTHWEST CORNER OF SW 164 AVENUE AND SW 288 STREET (BISCAYNE DRIVE), MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 13.1 ACRES MORE OR LESS

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET ROOM 203  
OLD BUILDING  
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD 1  
DATE 04/30/2003  
WEDNESDAY  
TIME 6:00 PM

Z2002000303 C14 560  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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HEARING NO. 03-4-CZ14-1 (02-303)

5-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: ROBERT CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.

ROBERT L. CARTER, TRUSTEE, ET AL are appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: That part of the NW ¼ of the NW ¼ of the SW ¼, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE ¼ of the NW ¼ of the SW ¼, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.1± Acres

AU (Agricultural - Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft.)

✓



THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS ON 7/24/03 BACK TO COMMUNITY COUNCIL #14:

HEARING NO. 03-4-CZ14-1 (02-303)

5-57-39  
Council Area 14  
Comm. Dist. 9

APPLICANT: ROBERT CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.

AU to EU-M

SUBJECT PROPERTY: That part of the NW ¼ of the NW ¼ of the SW ¼, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE ¼ of the NW ¼ of the SW ¼, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.1± Acres

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LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

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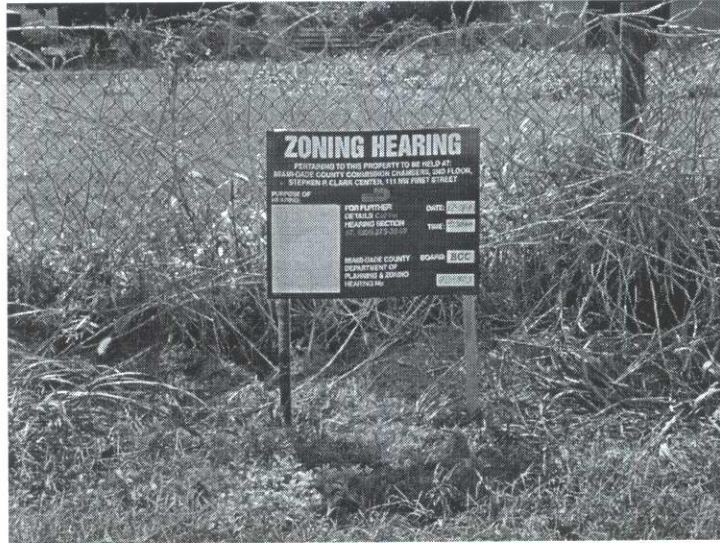
✓



**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000303**

**BOARD: BCC**

**LOCATION OF SIGN: SWC OF SW 164 AVENUE & SW 288TH STREET**

**Miami Dade County, Florida**

**Date of Posting: 18-NOV-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**





**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000303**

**BOARD: C14**

**LOCATION OF SIGN: SWC OF SW 164 AVENUE & SW 288TH STREET**

**Miami Dade County, Florida**

**Date of Posting: 10-SEP-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

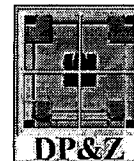
**SIGNATURE:**

**CLEVELAND THOMPSON**

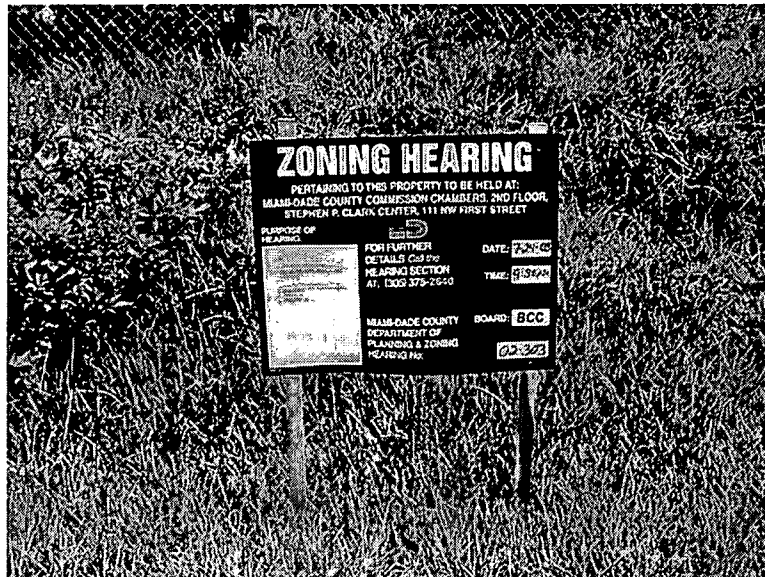
**PRINT NAME:**



**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000303**

**BOARD: BCC**

**LOCATION OF SIGN: SWC OF SW 164 AVENUE & SW 288TH STREET**

**Miami Dade County, Florida**

**Date of Posting: 01-JUL-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

*Juan S. Rodriguez*

**SIGNATURE:** \_\_\_\_\_

**PRINT NAME:** JUAN RODRIGUEZ





BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-303 HEARING DATE 12/18/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: November 14, 2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]  
Date: 11-14-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]  
Date: 11/14/03

\*\*\*\*\*



C-14

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-303 HEARING DATE 9/30/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: August 27, 2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: Juan L. Rodriguez  
Date: 8/29/2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]  
Date: 8/29/03

\*\*\*\*\*

BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No: 02-303 HEARING DATE 7/24/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: June 19, 2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 6/20/2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 6/20/03

\*\*\*\*\*



C-14

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No: 02-303 HEARING DATE 4/30/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: March 27, 2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 3-28-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 3-28-03

\*\*\*\*\*



Miami-Dade County  
Department of Planning and Zoning



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

C-14

Re: HEARING No. Z2002000303

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

11/04/02

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Melissa Manso

Date:

11/05/02

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

11-05-02





## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, DECEMBER 18, 2003 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **WILFREDO RODRIGUEZ (03-173)**

Location: 2391 NW 79 Street, Miami-Dade County, Florida (0.62 Acre).

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from special business district and two-family residential district to liberal business district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, DECEMBER 18, 2003 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC. (02-303)**

Location: The southwest corner of SW 164 Avenue and SW 288 Street (Biscayne Drive), Miami-Dade County, Florida (13.1 Acres more or less).

The applicants are appealing the decision of the Community Zoning Appeals Board #14 which denied the following:

The applicants are requesting a zone change from agricultural district to single-family modified estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

BCC 12-18-03

**Public Notices & Hearings**

amending the transportation improvement plan; providing severability; and providing for an effective date

- Ordinance approving and adopting supplemental budgets for various county departments and funds; ratifying and approving administrative orders and other board actions which set charges; authorizing fees consistent with appropriations; appropriating grant funds; amending the transportation improvement plan; providing severability; and providing for an effective date
- Ordinance creating and establishing a special taxing district in Miami Dade County, Florida, known and described as Bonita Golf View Second Addition Multipurpose Special Taxing District in accordance with the provisions of Chapter 18 of the Code of Miami Dade County, Florida; and providing an effective date
- Resolution approving the plat of Tuscan lake villas, located in the west 1/2 of section 11, township 52 south, range 40 east (nw 178 street and nw 75 place)
- Resolution approving the waiver of plat of Triumph Enterprise of Miami, Inc., D-21642, located in the Northwest 1/4 of Section 36, Township 54 South, Range 39 East (SW 72 Street and SW 124 Avenue)
- Resolution approving the waiver of plat of AMB Property, L.P., D-21605, located in the Northeast 1/4 of Section 30, Township 53 South, Range 40 East (NW 34 Street and NW 112 Avenue)
- Ordinance creating and establishing a special taxing district in Miami-Dade County, Florida, known and described as South Kendall Estates Street Lighting Special Taxing District in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida; and providing an effective date
- Resolution adopting preliminary assessment roll providing for annual assessments against real property located within boundaries of a special taxing district known as South Kendall Estates Street Lighting Special Taxing District in accordance with the provisions of Chapter 18 of the Code of Miami Dade County, Florida and Ordinance No.
- Ordinance creating and establishing a special taxing district in Miami-Dade County, Florida, known and described as South Kendall Estates Street Multipurpose Special Taxing District in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida; and providing an effective date
- Resolution adopting preliminary assessment roll providing for annual assessments against real property located within boundaries of a special taxing district known as South Kendall Estates Multipurpose Special Taxing District in accordance with the provisions of Chapter 18 of the Code of Miami Dade County, Florida and Ordinance No.
- Ordinance creating and establishing a special taxing district in Miami-Dade County, Florida, known and described as Cedar West Homes Three Multipurpose Special Taxing District in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida; and providing an effective date
- Resolution adopting preliminary assessment roll providing for annual assessments against real property located within boundaries of a special taxing district known as Cedar West Homes Three Multipurpose Special Taxing District in accordance with the provisions of Chapter 18 of the Code of Miami Dade County, Florida and Ordinance No.
- Resolution granting petition to close NW 178th Street from NW 75th Place East to approximately 600-feet in Section 11, Township 52 South, Range 40 East; (Road Closing Petition No. 753)
- Resolution approving the plat of Tuscan Lake Villas, located in the West 1/2 of Section 11, Township 52 South, Range 40 East (NW 178 Street and NW 75 Place)
- Resolution authorizing the erection, construction and operation of the stormwater pump station and emergency generator as part of the Belen Drainage Improvement Project located at the intersection of SW 6th Street and SW 120th Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County
- City of Hialeah Gardens Annexation Proposal
- Resolution approving the plat of Chateaubleu Mansions, located in the Southwest 1/4 of Section 28, Township 55 South, Range 39 East (SW 160 Street and SW 157 Avenue)
- Resolution approving the plat of Miller Grove Estates, located in the Northeast 1/4 of Section 26, Township 54 South, Range 40 East (SW 56 Street and SW 68 Court)
- Resolution approving the waiver of plat of Ludlam Point Club, LLC, D-21377, located in the Northeast 1/4 of Section 23, Township 54 South, Range 40 East (SW 44 Street and SW 68 Court)
- Resolution approving the plat of Camino Real Estates, located in the Northeast 1/4 of Section 16, Township 54 South, Range 39 East (SW 32 Street and SW 147 Avenue)
- Resolution approving the waiver of plat of John Wilton Appel, D-21621, located in the Northwest 1/4 of Section 23, Township 57 South, Range 38 East (SW 334 Street and SW 196 Avenue)
- Resolution approving the waiver of plat of Rolando Velasco, D-21518, located in the Southeast 1/4 of Section 9, Township 55 South, Range 40 East (SW 112 Street and SW 88 Court)

- Resolution approving the waiver of plat of ERL Investments, Inc., D-21425, located in the Northeast 1/4 of Section 33, Township 55 South, Range 39 East (SW 176 Street and SW 147 Avenue)
- Resolution approving the waiver of plat of Ernesto and Ana Maria De La Fe, D-21492, located in the Southwest 1/4 of Section 31, Township 54 South, Range 41 East (SW 80 Street and SW 52 Avenue)
- Resolution approving the plat of Santa Barbara, located in the Southwest 1/4 of Section 10, Township 56 South, Range 40 East (SW 216 Street and SW 87 Avenue)
- Resolution approving the plat of VJL Subdivision, located in the Northeast 1/4 of Section 9, Township 53 South, Range 41 East (NW 87 Street and NW 30 Avenue)
- Resolution approving the waiver of plat of Jorge Viciado and Olga Vila, D-21493, located in the Southwest 1/4 of Section 24, Township 54 South, Range 40 East (SW 50 Street and SW 63 Avenue)
- Resolution approving the plat of Precious Forest Homes, located in the Southwest 1/4 of Section 33, Township 55 South, Range 39 East (SW 181 Terrace and SW 157 Avenue)
- Resolution approving the waiver of plat of Rafael and Cristina M. Fernandez, D-21584, located in the Southwest 1/4 of Section 23, Township 54 South, Range 40 East (SW 56 Street and SW 74 Avenue)
- Resolution approving the plat of South Kendall Estates, located in the Southeast 1/4 of Section 7, Township 56 South, Range 39 East (SW 216 Street and SW 172 Avenue)

11/25

03-3-38/413608M

**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE****ZONING HEARING**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 18th day of December, 2003 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2840, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 688-4407 at least five days in advance.

**HEARING NO. 03-4-CZ14-1 (02-303)**

APPLICANT: ROBERT CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.

ROBERT L. CARTER, TRUSTEE, ET AL are appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: That part of the NW 1/4 of the NW 1/4 of the SW 1/4, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE 1/4 of C-103, canal Right-of-Way; AND: The NE 1/4 of the NW 1/4 of the SW 1/4, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

**HEARING NO. 03-10-CZ8-1 (03-173)**

APPLICANT: WILFREDO RODRIGUEZ

WILFREDO RODRIGUEZ is appealing the decision of Community Zoning Appeals Board #8, which denied the following:

BU-2 & RU-2 to BU-3

SUBJECT PROPERTY: Lots 18 through 24, 29 & 30, in Block 23, WEST LITTLE RIVER, Plat book 14, Page 75; AND: Tract 23 of REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19.

LOCATION: 2391 N.W. 79 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 25 day of November 2003.

11/25

03-3-24/413557M





## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
TUESDAY, SEPTEMBER 30, 2003 - 6:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. AVOCADO ACRE HOMES DEVELOPMENT CORP. (02-302)

Location: Lying on the southeast corner of SW 272 Street and SW 157 Avenue, Miami-Dade County, Florida (34.57 Gross Acres)

The applicant is requesting a zone change from agricultural district to single-family one acre estate district, on this site.

### 2. GERARDO DIAZ (02-114)

Location: 16520 SW 296 Street, Miami-Dade County, Florida  
(2.57 Gross Acres)

The applicant is requesting a zone change from single-family residential district to four unit apartment house district, on this site. The purpose of this request is to allow the use of a religious facility on the property.

### 3. FRV DEVELOPMENT (03-150)

Location: 290' north of SW 184 Street & east of theoretical SW 109 Avenue, Miami-Dade County, Florida (4 Acres)

The applicant is requesting a zone change from agricultural district to minimum apartment house district, on this site.

### 4. ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC. (02-303)

Location: The southwest corner of SW 164 Avenue and SW 288 Street (Biscayne Drive), Miami-Dade County, Florida  
(13.1 Acres more or less)

The applicants are requesting a zone change from agricultural district to single-family modified estate district, on this site.

### 5. SAINZ ELECTRONICS (03-137)

Location: West side of SW 187 Avenue (Redland Road) and lying south of theoretical SW 291 Street, Miami-Dade County, Florida  
(4.75 Acres)

The applicant is requesting approvals to permit single-family residences setbacks to be less than required from property lines, and to permit lots with less lot frontage than required on this site. Also requesting approvals to permit lots on a curvilinear street to have less frontage at the building setback line than required, and a modification of a previously approved resolution to allow the applicant to submit a revised site plan to show a reconfiguration of lots.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

## Public Notices & Hearings

Notice is hereby given that the following described property was seized on February 19, 2003, in Miami, Florida, for violation of Customs laws, 18USC1595a(a), 18USC545, 21USC881/952: 03-5201-000222/hf - one (1) 1998 Mercedes-Benz E320 (VIN #WDBJF55F2TJ011091) Any person who is entitled to possession to

said property, or claiming an interest in said property listed above must appear at the Bureau of Customs and Border Protection, Miami Service Port, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount of \$1,790 within twenty (20) days from the date of the first publication. All interested persons

should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Mark F. Edwards Fines, Penalties & Forfeitures Officer  
9/3-9-16 03-4-39/391434M

Notice is hereby given that the following described property was seized in Miami, Florida: Item Date Violation Case number Bond amount. One (1) Gambling Roulette Table Assembly, 04/17/03 18USC-1595a(c) 15USC1171/1172 03-5208-000598 \$400.00 Approx. 264 cartons of tax exempt Cigarettes, 07/28/03 19USC1595a(c) 28USC-

5731/5754 03-5206-103399 \$792.00 Any person who is entitled to possession to said property, or claiming an interest in said property listed above must appear at the U.S. Customs Service District Office, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount indicated above within twenty (20) days from the date of this first

publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Mark F. Edwards Fines, Penalties and Forfeitures Officer  
9/9-16-23 03-4-12/393078M

### MIAMI-DADE COUNTY, FLORIDA

#### LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 30th day of September, 2003 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions. Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agency Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

#### HEARING NO. 03-2-CZ14-1 (02-302)

APPLICANT: AVOCADO ACRE HOMES DEVELOPMENT CORPORATION  
AU to EU-1

SUBJECT PROPERTY: The NW ¼ of the SW ¼, less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼, less the east 200' of the west 477.3' of the north ¼ of the NW ¼ of the SW ¼, less the SW ¼ of the NW ¼ of the SW ¼, and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

#### HEARING NO. 03-7-CZ14-1 (02-114)

APPLICANT: GERARDO DIAZ  
RU-1 to RU-3

The purpose of the request is to allow the use of a religious facility on the property.  
SUBJECT PROPERTY: The north 235' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 153 and the south 132' of the north 367' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 153.  
LOCATION: 16520 S.W. 286 Street, Miami-Dade County, Florida.

#### HEARING NO. 03-7-CZ14-3 (03-150)

APPLICANT: FRV DEVELOPMENT  
AU to RU-3M

SUBJECT PROPERTY: The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

#### ZONING HEARING

#### HEARING NO. 03-4-CZ14-1 (02-303)

APPLICANT: ROBERT CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.  
AU to EU-M

SUBJECT PROPERTY: That part of the NW ¼ of the NW ¼ of the SW ¼, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE ¼ of C-103, canal Right-of-Way; AND: The NE ¼ of the NW ¼ of the SW ¼, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

#### HEARING NO. 03-9-CZ14-1 (03-137)

APPLICANT: SAINZ ELECTRONICS

- (1) Applicant is requesting approval to permit 9 single family residences setback 25' from the front (north & south) property lines. (The underlying zoning district regulation requires 35').
- (2) Applicant is requesting approval to permit one lot with a frontage of a minimum of 103.68'. (The underlying zoning district regulation requires a minimum of 125'). Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).
- (3) MODIFICATION of Condition #2 of Resolution Z-3-94, passed and adopted by the Board of County Commissioners reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Site Plan,' as prepared by Gables Partnership, dated stamped received 11-3-93."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan-Redlands Colonial Estates,' as prepared by Kad E. Kuhn and dated revised 7-17-03."

The purpose of the request is to allow the applicant to submit a revised site plan to show a reconfiguration of lots.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE ¼ of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East, being more particularly described as follows:  
The east ½ of: Begin at a point 1,386' north of the Southeast corner of Section 2, Township 57 South, Range 38 East; thence north 330'; thence west 1,320'; thence south 330'; thence east 1,320' to the Point of beginning, less the following:  
Begin above the Point of beginning; thence north 75'; thence west 152'; thence south 75'; thence east 152' to the Point of beginning, less the east 35' for right-of-way.

LOCATION: The west side of S.W. 187 Avenue (Redland Road) and lying south of theoretical S.W. 291 Street (Avocado Drive), Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 09 day of September 2003.  
9/9

03-3-07/393072M

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BCC 7-24-03

## ZONING HEARING



BOARD OF COUNTY COMMISSIONERS  
THURSDAY, JULY 24, 2003 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **BCG PARTNERS LLC (02-368)**

Location: The southeast corner of SW 192 Avenue & SW 304 Street, Miami-Dade County, Florida (19.14 Gross Acres)

The applicant is appealing the decision of the Community Zoning Appeals Board #14, which denied the following:

The applicant is requesting a zone change from agricultural district to single-family residential district, on this site.

2. **ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC. (02-303)**

Location: Lying on the southwest corner of SW 164 Avenue and SW 288 Street (Biscayne Drive), Miami-Dade County, Florida (13.1 Acres more or less)

The applicants are appealing the decision of the Community Zoning Appeals Board #14, which denied the following:

The applicants are requesting a zone change from agricultural district to single-family modified estate district, on this site.

3. **LENNAR LAND PARTNERS (03-152)**

Location: Lying south of theoretical SW 214 Street and north of theoretical SW 232 Street, between SW 85 Avenue and theoretical SW 97 Avenue, Miami-Dade County, Florida (486.56 Gross Acres)

The applicant is requesting modifications to include portions of exhibits, previously approved plans on covenants from previous resolutions to modify the lake area & boundaries to make two smaller lakes from one large lake, to reduce rights-of-way and change land area of several parcels, and to delete a requirement to construct portion of SW 85 Avenue that bisects Lakes By The Bay Park; renaming the loop roads. Also requesting a deletion of a paragraph of a covenant that required the applicant to construct a private roadway rather than deed it to the County.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its pro-

## Public Notices &amp; Hearings

## MIAMI-DADE COUNTY, FLORIDA

## LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 26th day of July, 2003 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 688-4407 at least five days in advance.

HEARING NO. 03-2-CZ14-6 (02-368)

APPLICANT: BCG PARTNERS L.L.C.

BCG PARTNERS L.L.C. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

**SUBJECT PROPERTY:** The west 1/4 of the NW 1/4 of the SE 1/4 of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT the following described parcel: Commence at the Northwest corner of the SE 1/4 of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE 1/4 of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continue along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west 1/4 of the NW 1/4 of the SE 1/4 of said Section 11; thence run along said east line S°43°08"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

**LOCATION:** The Southeast corner of S.W. 192 Avenue & S.W. 304 Street, Miami-Dade County, Florida.

HEARING NO. 03-4-CZ14-1 (02-303)

APPLICANT: ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC.

ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC. are appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

**SUBJECT PROPERTY:** That part of the NW 1/4 of the NW 1/4 of the SW 1/4, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE 1/4 of C-103, canal Right-of-Way; AND: The NE 1/4 of the NW 1/4 of the SW 1/4, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

**LOCATION:** Lying on the Southwest corner of S.W. 184 Avenue and S.W. 288 Street (Blackayne Drive), Miami-Dade County, Florida.

HEARING NO. 03-7-CC-1 (01-217)

APPLICANT: PETER M. MODKIN, TRUSTEE

(1) GU to RU-3M

(2) DELETION of a Declaration of Restrictions, recorded in Official Record Book 8809, Pages 504 through 507, only as it applies to the subject property.

The purpose of this request is to eliminate an agreement which restricts the use of the property to a golf course, and country club with recreational facilities, to allow the redevelopment of the property as a residential development.

Upon demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93)

**SUBJECT PROPERTY:** Tract "D" of BENSON LAKES, Plat book 147, Page 17.

**LOCATION:** Lying NW 1/4 of the north terminus of S.W. 151 Avenue (Hammocks Boulevard), and approximately 400' north of S.W. 88 Street (N. Kendall Drive), Miami-Dade County, Florida.

HEARING NO. 03-7-CC-2 (03-13)

APPLICANTS: BRAD HINMAN & BRAD HINMAN, INC.

Applicant is requesting an appeal of an administrative decision alleging that the Director erred in a determination to revoke Certificates of Use #2001047085 & 2002024723.

The purpose of this request is to reinstate Certificates of Use for the operation of an adult bookstore and adult video store.

**SUBJECT PROPERTY:** Lots 1, 2, 3 & 4, less the east 20' of Lot 4 of LEJEUNE TERMINALS, FIRST ADDITION, Plat book 48, Page 1, less that portion of Lot 2, more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of said Section 26; thence S1°43'5"E along the west line of said SE 1/4 a distance of 487.81'; thence N88°16'55"E a distance of 50' to the existing Ely right-of-way line of State Road 828 (LeJeune Road) as shown on the State of Florida Department of Transportation Right-of-Way Map § 87281-2503, and a Point of beginning; thence N1°43'5"W along said existing Ely right-of-way line parallel with and 50' east of the west line of said SE 1/4 a distance of 6'; thence N88°16'55"E a distance of 4'; thence S0°43'5"E a distance of 6'; thence S88°16'55"W a distance of 4' to the

## ZONING HEARING

LOCATION: Point of beginning, 2601 N.W. 42 Avenue (LeJeune Road), Miami-Dade County, Florida.

HEARING NO. 03-7-CC-3 (03-128)

APPLICANT: BENZ LEASING, INC.

(1) GU to RU-4L

REQUEST #1 ON PARCEL "A"

(2) GU to RU-1

REQUEST #2 ON PARCEL "B"

(3) DELETION of a Declaration of Restrictions, recorded in Official Record Book 8809, Pages 504 through 507, only as it applies to the subject property.

The purpose of this request is to eliminate an agreement which restricts the use of the property to a golf course and country club with ancillary recreational facilities to allow the redevelopment of the property as a residential development. Additionally the applicant is proposing that the property be redeveloped for a park, a charter school and a senior center in accordance with applicable regulations.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93)

**SUBJECT PROPERTY:** PARCEL "A": Tract 2, KENDALE LAKES WEST, SECTION ONE, Plat book 98, Page 2, less and except that portion located within BENSON LAKES SUBDIVISION, Plat book 147, Page 17. AND: PARCEL "B": Tract 3, KENDALE LAKES WEST, SECTION ONE, Plat book 98, Page 2.

**LOCATION:** North and south of S.W. 80 Street, approximately 800' east of S.W. 152 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-7-CC-4 (03-152)

APPLICANT: LENNAR LAND PARTNERS L.L.P.

(1) MODIFICATION of Paragraph #1 of the Declaration of Restrictions recorded in the Official Records Book 14338, at Pages 2882 through 2933, last modified by Resolution 2-21-01 and the Declaration of Restrictions recorded in Official Record Book 20326, at Page 4266 through Page 4271, and only as it applies to the subject property.

FROM: "1. Master Plan. That said property shall be developed substantially in accordance with the spirit and intent of the Master Plan prepared by Lennar Homes, Inc. entitled 'Lakes by the Bay Master Plan,' (hereinafter referred to as 'Master Plan') dated last revised August 2, 2001 and consisting of one page, said Master Plan being on file with the Miami-Dade County Department of Planning and Zoning and by reference made a part of this Declaration. The maximum number of dwelling units which may be constructed upon the Property is hereby permanently fixed and established at a total of 4,026 dwelling units as shown on the Master Plan. At the time of the Miami-Dade County site plan approval process, the planned number of units for each parcel may increase by not more than ten percent (10%) and the net acreage of each parcel may change by not more than ten percent (10%); provided, however, nothing in the foregoing shall prohibit Owner from reducing the planned number of units for each parcel by more than ten percent (10%) at the time of the Miami-Dade County site plan approval process, or tentative plat approval, whichever occurs first. Thus the planned density and parcel yield would change accordingly; however, the aggregate total number of units within the land use plan shall not exceed 4,026 dwelling units. Prior to any sale of transfer of any individual residential parcel or parcels (other than a total sale of all residential parcels), the director of the Department of Planning and Zoning must receive and approve, in recordable form, a designation by the Owner and proposed buyer or transferee of the maximum number of units to be allocated to the subject parcel/parcels under this paragraph."

TO: "1. Master Plan. That said property shall be developed substantially in accordance with the spirit and intent of the Master Plan prepared by Ford, Amortegora & Manuay, Inc. entitled 'Lakes by the Bay Master Plan,' (hereinafter referred to as 'Master Plan') dated last revised 4/24/03 and consisting of one page, said Master Plan being on file with the Miami-Dade County Department of Planning and Zoning and by reference made a part of this Declaration. The maximum number of dwelling units which may be constructed upon the Property is hereby permanently fixed and established at a total of 4,026 dwelling units as shown on the Master Plan. At the time of the Miami-Dade County site plan approval process, the planned number of units for each parcel may increase by not more than ten percent (10%) and the net acreage of each parcel may change by not more than ten percent (10%); provided, however, nothing in the foregoing shall prohibit Owner from reducing the planned number of units for each parcel by more than ten percent (10%) at the time of the Miami-Dade County site plan approval process, or tentative plat approval, whichever occurs first. Thus the planned density and parcel yield would change accordingly; however, the aggregate total number of units within the land use plan shall not exceed 4,026 dwelling units. Prior to any sale or transfer of any individual residential parcel or parcels (other than a total sale of all residential parcels), the director of the Department of Planning and Zoning must receive and approve, in recordable form, a designation by the Owner and proposed buyer or transferee of the maximum number of units to be allocated to the subject parcel/parcels under this paragraph."

The purpose of the request is to allow the applicant to increase the lake area for Lake #5 and to change rights-of-way, which in turn alters the net land areas of several parcels.

(2) MODIFICATION of Paragraph #7 of the Declaration of Restrictions recorded in Official Record Book 14338 at Pages 2882 through 2933, as modified by Declaration of Restrictions and Planned Area Development Agreement recorded in Official Records Book 15144 at Pages 2084 through 2099, and as further modified by a Modification of the Declaration of Restrictive Covenants recorded in Official Record Book 16966 at Pages 227 through 236, as further modified by a Modification of Declaration of Restrictive Covenants recorded in Official Records Book 18395 at Pages 2626 through 2637, last modified by Modification of Declaration of Restrictive Covenants in Official Records Book 20326 at Pages 4266 through 4271 and Resolution 2-21-01:

FROM: "7 Lakes. Lakes on the Property for which an unusual use is granted in Application No. 88-806 will be developed in accordance with the plans entitled 'Proposed Lake Plan and Cross Sections; Lake 3,' as prepared by John W. Mueller, Jr., dated revised 3-22-89, consisting of one sheet; 'Proposed Lake Plan and Cross Sections; Lake No. 6,' as prepared by John W. Mueller, Jr., dated revised 3-22-89, consisting of one sheet; plans prepared by Ford Engineers, Inc. entitled 'Lakes by the Bay Lake 4' dated 4-26-01, consisting of one sheet; and plans prepared by Ford Engineers, Inc. entitled 'Lakes by the Bay Lake 5,' dated 4-26-01, consisting of one sheet."

TO: "7 Lakes. Lakes on the Property for which an unusual use is granted in Application No. 88-806 will be developed in accordance with the plans entitled 'Proposed Lake Plan and Cross Sections; Lake 3,' as prepared by John W. Mueller, Jr., dated revised 3-22-89, consisting of one sheet; 'Proposed Lake Plan and Cross Sections; Lake No. 6,' as





## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
WEDNESDAY, APRIL 30, 2003 - 6:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. ROBERT CARTER, TRUSTEE, ET AL (02-303)**

Location: The southwest corner of SW 164 Avenue and SW 288 Street (Biscayne Drive), Miami-Dade County, Florida (13.1 Acres more or less)

The applicants are requesting a zone change from agricultural district to single-family modified estate district, on this site.

**2. DANIEL FRANCHI, ET AL (03-39)**

Location: The north side of SW 202 Street & 569' west of SW 194 Avenue, Miami-Dade County, Florida (180' X 308')

The applicants are requesting approval to permit a lot with less lot area and lot frontage than required, on this site. Upon demonstration that the applicable standards have been satisfied, approval of this request may be considered under the Alternative Site Development Option or under the Alternative Non-Use Variance, Ordinance #02-138.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 688-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

C-14 4-30-03

**Public Notices & Hearings****MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 11 will hold a Public Hearing on the following items on **Thursday, the 1st day of May, 2003 at 7:00 p.m. in the ARVIDA MIDDLE SCHOOL, 10900 SW 127 Avenue, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-4-CZ11-1 (02-351)

APPLICANT: NELSON & DENISE PAGANACCI

Applicants are requesting approval to permit an addition to a single family residence setback a minimum of 10' from the rear (south) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. & Mrs. Nelson Paganacci's Residence," as prepared by Fernin A. Martinez, P. E., consisting of 1 sheet, dated signed and sealed 11/6/02. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 5, CROSSINGS, SECTION 2, Plat book 103, Page 73.

LOCATION: 13250 S.W. 107 Street, Miami-Dade County, Florida.

HEARING NO. 03-4-CZ11-2 (02-363)

APPLICANT: MARVIN ROSS FRIEDMAN FAMILY LTD.

GU to IU-1

SUBJECT PROPERTY: The south ½ of the west ½ of the west ½ of the SE ¼ of the SW ¼, less the west 25' in Section 14, Township 55 South, Range 39 East.

LOCATION: The Northeast corner of theoretical S.W. 134 Avenue & S.W. 136 Street, Miami-Dade County, Florida.

HEARING NO. 03-5-CZ11-1 (02-376)

APPLICANTS: JORGE & E. ILEANA MAS

(1) Applicants are requesting approval to permit a two-story addition to a single-family residence setback 12.92' from the rear (south) property line. (The underlying zoning district regulation requires 25').

(2) Applicant is requesting approval to permit a lot coverage of 36%. (The underlying zoning district regulation allows 35%).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Mr. & Mrs. Jorge Mas," preparer unknown, consisting of 1 sheet, dated 1/23/03. The plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 76, WINSTON PARK, UNIT 9, Plat book 110, Page 51.

LOCATION: 13810 S.W. 79 Street, Miami-Dade County, Florida.

HEARING NO. 03-5-CZ11-2 (03-12)

APPLICANTS: THOMAS & AILEEN RANKIN

Applicants are requesting approval to permit an addition to a single family residence setback 12.5' from the rear (south) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Rankin Addition," as prepared by Arc and Associates Dev. Corp., dated 5/29/02 and consisting of 3 sheets. The plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 26, Block 3 of HABITAT ESTATES, SECTION THREE, Plat book 108, Page 78.

LOCATION: 12250 S.W. 93 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 8 day of April 2003.

4/8

03-03-03/353085M

**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **Wednesday, the 30th day of April, 2003 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-4-CZ14-1 (02-303)

APPLICANT: ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC.

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SUBJECT PROPERTY: That part of the NW ¼ of the NW ¼ of the SW ¼, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE ¼ of C-103, canal Right-of-Way; AND: The NE ¼ of the NW ¼ of the SW ¼, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

HEARING NO. 03-4-CZ14-2 (03-39)

APPLICANTS: DANIEL FRANCHI, ET AL.

Applicants are requesting approval to permit a lot area of 1.38 gross acres and a frontage of 180'. (The underlying zoning district regulations require 5 acres of lot area and 200' of lot frontage).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The east 180' of the west 770' of the south ½ of the north ½ of the NW ¼, of the NW ¼, all in Section 11, Township 56 South, Range 38 East, less the south 25' thereof.

LOCATION: The north side of S.W. 202 Street & 589' west of S.W. 194 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 8 day of April 2003.

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03-03-01/353078M

**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 9 will hold a Public Hearing on the following items on **Thursday, the 1st day of May, 2003 at 6:30 p.m. in the JOHN SMITH ELEMENTARY SCHOOL, 10415 NW 52 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

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Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If